

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

From: Lisa Goldman
Acting City Manager

Date: March 15, 2011

Re: Award a Contract in the Amount of \$279,000, and Authorize a \$40,000, Approximately Fourteen Percent Contingency, to Urban Metro Environmental, Inc. for the Demolition of Boarded and Vacant Structures at 136, 140, 144, 146 & 148 Barbers Point Road, 104 Glenview Road, and 105 & 106 Norfolk Road and Authorize the Acting City Manager to Execute the Contract and Related Documents

BACKGROUND

On April 20, 2004, the City Council authorized \$201,160 in Community Development Block Grant (CDBG) funding for the Blight Busters Program. In April 2005, April 2006, and December 2006, the City Council added CDBG funds to the Program, for a total budget of \$395,172. Four vacant structures adjacent to the Alameda Point Collaborative (APC) community were demolished in 2007, leaving a balance of \$229,443. Staff now proposes to supplement the Blight Busters Program funds with \$90,000 in unobligated monies from the currently underway CDBG-funded Woodstock to Webster Street Improvement Project for demolition of additional structures, for a total budget amount of \$319,443. Eight former 4- and 6-plex apartment buildings at Alameda Point, that have been boarded and vacant for more than ten years, have been prioritized for demolition by the Economic Development Department, the Alameda Police Department, and the Alameda Point Collaborative.

In January 2011, a Call for Bids was issued and advertised according to the Federal CDBG rules and regulations. A notice of bid was published in the Alameda Journal, as well as posted on the City's website in order to solicit the maximum number of bids. The Call for Bids was also posted on The Blue Book - Northern California edition.

DISCUSSION

These 4- and 6-plexes, along with approximately 20 other similar buildings, were identified for demolition in the Preliminary Development Concept for Alameda Point. No previous plans for Alameda Point contemplated reusing these vacant and deteriorated buildings. The demolition of these eight structures has been prioritized because of the negative impact they have on the quality of life of residents in the APC community. The

demolition of 136, 140, 144, 146 & 148 Barbers Point Road, 104 Glenview Road, and 105 & 106 Norfolk Road removes visual blight, allows visual access to the large open spaces, and helps reduce petty crimes. These physically blighted vacant buildings are centrally located within the APC residential community, in addition to being located with close proximity to the gateway to Ploughshares Nursery and market-rate housing along Main Street. In anticipation of the demolition, extensive environmental testing was completed, and abatement and demolition specifications were prepared and included in the bid document.

On February 1, 2011, the City Council awarded a contract for completion of the Woodstock to Webster Street Improvement Project, including a 20 percent contingency. Sufficient funds are remaining in that project budget to transfer to the Blight Buster Program to maximize the number of structures to be demolished. The proposed transfer of funds from the Woodstock to Webster Street Improvement Project to the Blight Busters Program does not constitute a substantial change to the City's CDBG Consolidated Plan and Annual Action Plan as defined in the City's CDBG Citizen Participation Plan; therefore, an amendment to the Action Plan is not needed.

A total of 30 contractors attended the mandatory pre-bid meeting. Subsequent to the pre-bid meeting, three addenda were issued to clarify and extend the bid due date in response to a request from a bidder. Bids were opened on February 15, 2011. Nine contractors submitted bids as follows:

Bidder	Location	Total Bid
Urban Metro Environmental, Inc	Sacramento, CA /Atlanta, GA	\$ 279,000.00
CPM Environmental	San Francisco, CA	\$ 405,926.00
Rom Kon Inc.	San Francisco, CA	\$ 478,790.00
Performance Abatement Services	Richmond, CA	\$ 491,521.00
Evans Brothers Inc.	Livermore, CA	\$ 575,147.00
Janus Corp	Concord, CA	\$ 610,100.00
Parc Services	Livermore, CA	\$ 778,140.00
West Coast Environmental	Rancho Cordova, CA	\$ 840,600.00
Bluewater Environmental Services, Inc	San Leandro, CA	\$ 867,706.00

The bids included the abatement and demolition costs using unit pricing for each structure. Staff recommends awarding the contract to Urban Metro Environmental, the apparent lowest responsible bidder, in the amount of \$279,000, and authorizing a contingency of \$40,000, approximately 14 percent, for the abatement and demolition of eight buildings and authorizing the Acting City Manager to execute the contract and related documents.

FINANCIAL IMPACT

The funds for this project are budgeted in the Economic Development Department's CDBG account for capital projects (236-6235.2-623507 and 236-6235.2-623550). Expenditure of these CDBG funds is contingent upon the U.S. Department of Housing and Urban Development (HUD) issuing an authorization of release of funds.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

The project's specifications and the Call for Bids were prepared in accordance with Federal CDBG rules and regulations. The Call for Bids encouraged businesses owned by women and minorities to bid, and encouraged all contractors and other businesses providing services to the City to hire Alameda residents, pursuant to City Resolution No. 12278.

ENVIRONMENTAL REVIEW

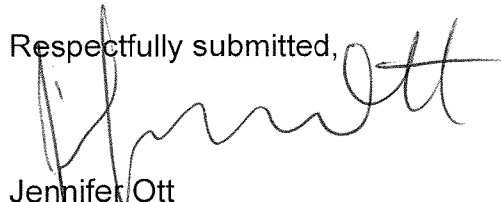
The project is subject to compliance with the National Environmental Policy Act (NEPA). Pursuant to NEPA, an Environmental Assessment was prepared. On February 18, 2011, the notice of Finding of no Significant Impact and intent to request a release funds was published in Alameda Journal. Following a 15-day comment period, and assuming no objections are received, the City of Alameda will submit a request to HUD for the release of CDBG funds on or about March 7, 2011. HUD will then issue an authorization to release funds.

This demolition is an action taken to protect the environment from contamination since as these buildings continue to deteriorate they may release contaminants into adjacent soil and properties. Therefore, staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15308, Actions by Regulatory Agencies for Protection of the Environment.

RECOMMENDATION

Award a contract in the amount of \$279,000, and authorize a \$40,000, approximately fourteen percent contingency, to Urban Metro Environmental, Inc. for the demolition of boarded and vacant structures at 136, 140, 144, 146 & 148 Barbers Point Road, 104 Glenview Road, and 105 & 106 Norfolk Road and authorize the Acting City Manager to execute the contract and related documents.

Respectfully submitted,



Jennifer Ott
Deputy City Manager

BY:

A handwritten signature in black ink, appearing to read "Miriam Delagrange", with a large, loopy initial "M" and a long horizontal flourish extending to the right.

Miriam Delagrange
Development Manager

Approved as to funds and account,

A handwritten signature in black ink, appearing to read "Fred Marsh", with a stylized "F" and "M" and a horizontal flourish.

Fred Marsh
Controller